

**AGENDA**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**

Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301

**Thursday, April 6, 2017**  
**6:30 P.M.**

*In compliance with the Americans with Disabilities Act, individuals with a disability who plan to attend or otherwise participate in this meeting and who may require any accommodation should contact the Recording Secretary at least 48 hours before the meeting either in person at City Hall or by telephone at (818) 597-7316.*

*Assisted Listening is available in the Council Chambers. Prior to the meeting, please contact the Recording Secretary to arrange for use of a personal listening device.*

***Please turn off all cell phones and other electronic devices during the meeting.***

*Those who wish to speak on any agenda item must fill out a Speaker's Card at the desk by the door and submit it to the Recording Secretary prior to that item. All applicants must fill out a Speaker's Card.*

***TIME ALLOTTED FOR SPEAKERS:*** Applicant's Presentation, 15 minutes; Proponent (in favor), 3 minutes; Opponent (against), 3 minutes; Applicant's Rebuttal, 5 minutes. The orange light indicates 30 seconds remaining.

*After the applicant's rebuttal, the Chairperson will close the public hearing, and the Planning Commission will deliberate on the matter. Except in rare instances where a Commissioner might have a question of someone in the audience, this discussion is only among the Commissioners and City Staff. No further public comments are permitted.*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Chair Curtis Zacuto  
Vice Chair John R. Asuncion  
Commissioner Kate Anderson  
Commissioner Michael Justice  
Commissioner John O'Meara

**APPROVAL OF AGENDA**

**PUBLIC COMMENTS**

*(This section is reserved for persons wishing to speak on items not listed on the Agenda. Please submit a "Speaker's Card" to the Recording Secretary and limit testimony to **3 minutes.**)*

## **APPROVAL OF MINUTES**

1. Minutes – March 16, 2017 Planning Commission Meeting

## **NEW PUBLIC HEARINGS**

2. REQUEST: A request for approval of a vesting tentative parcel map for the subdivision of an existing partially developed lot into three (3) new lots; a variance from Zoning Ordinance Section 9654.6 for a reduction in parking; and an addendum to the previously approved Final Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

APPLICANT: APB Properties, LLC  
27489 Agoura Road  
Agoura Hills, CA 91301

CASE NOS.: VTPM 74295 – PMAP-01271-2016 & VAR-01302-2016

LOCATION: 27489 Agoura Road, 27509 Agoura Road & 4149 Liberty Canyon Road

ENVIRONMENTAL DETERMINATION: An addendum to the approved Final Initial Study/Mitigated Negative Declaration for the Liberty Canyon Office Expansion Project pursuant to CEQA and the CEQA Guidelines.

ZONING DESIGNATION: Business Park – Office Retail – Freeway Corridor Overlay District (BP-OR-FC)

GENERAL PLAN DESIGNATION: Business Park – Office Retail (BP-OR)

**RECOMMENDATION:** Staff recommends the Planning Commission approve Vesting Tentative Parcel Map 74295, Case No. PMAP-01271-2016; and Variance Case No. VAR-01302-2016, subject to conditions of approval, based on the findings of the attached Draft Resolutions, and adopt the addendum to the project's final Initial Study/Mitigated Negative Declaration.

**NEW PUBLIC HEARINGS**, *continued* -

3.     **REQUEST:**                     Request for: (1) approval of a conditional use permit to remodel an existing two-story, 3,075.5 square-foot single-family residence; construct a 634.75 square-foot, two-story addition; add 527 square-feet of deck area; add a 170 square-foot lattice covered patio; and add a 51 square-foot entry porch; and (2) to make a finding of exemption under the California Environmental Quality Act.
- APPLICANT:**                     Charles Blaugrund for Naim Hmeidan  
  14994 Marquette Street  
  Moorpark, CA 93021
- CASE NO.:**                     CUP-01308-2016
- LOCATION:**                     5541 Dart Court (A.P.N. 2054-027-057)
- ENVIRONMENTAL  
          DETERMINATION:**             Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301(e) of the CEQA Guidelines.
- ZONING DESIGNATION:**       RS-(5)-7,500 (Single Family Residential - maximum five dwelling units per acre - 7,500 square feet minimum lot size)
- GENERAL PLAN  
          DESIGNATION:**               Residential Single Family (RS)
- RECOMMENDATION:**           Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-01308-2016, subject to the conditions and, based on the findings in the attached draft resolution.

**PLANNING COMMISSION/STAFF COMMENTS**

**ADJOURNMENT**

The next Regular Meeting of the Planning Commission is scheduled for Thursday, April 20, 2017, at 6:30 p.m., in the Council Chambers of the Civic Center located at 30001 Ladyface Court, Agoura Hills, California.

*Copies of reports or other written documentation relating to each item of business described above are available on the City's website at [www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us) and are on file in the Department of Planning and Community Development, Agoura Hills City Hall, 30001 Ladyface*

*Court, Agoura Hills, California, and are available for public inspection during normal business hours from 7:00 a.m. to 5:00 p.m., Monday through Thursday, and 7:00 a.m. to 4:00 p.m. on Friday.*

*Any disclosable public records submitted to the Planning Commission after distribution of the Agenda packet (less than 72 hours prior to the meeting), relating to a item of business described above, will be available for public inspection, during normal business hours, in the Department of Planning and Community Development. The City Hall telephone number is (818) 597-7300.*

*The telecast of the April 6, 2017, Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers, beginning at 7:00 p.m. on Friday, April 7, 2017, and running daily until the next regularly scheduled Planning Commission meeting. The broadcast schedule is as follows: Sa-10am; Su-3pm; M-7pm; T-10am; W-3pm; Th-10am; and F-7pm.*